



LIVING WITH HISTORY

## Certificate of Appropriateness

Milwaukee Historic Preservation Commission/200 E. Wells Street/Milwaukee, WI 53202/phone 414-286-5712/fax 414-286-3004

**Property**

100 E. SEEBOTH ST.

J. L. Burnham Building

**Description of work**

The owner proposes to renovate interior and exterior of the building for adaptive use as a restaurant.

This 1871 building had been constructed by Jonathan L. Burnham, who with his brother George pioneered the manufacturing of brick in Milwaukee. Both men constructed a number of commercial blocks like this one that utilized the product from their brick making business. Numerous taverns and businesses occupied the building over time and it was last used for warehousing. The one story Hans Lochen and Son garage building was constructed after World War II between the Burnham Building and the river, at the north end of the property.

Work on the main elevation fronting East Seeboth Street will include preserving the arcaded first story and installation of wood millwork to duplicate the appearance of the original doors. The center door will be operable. Two-over-two sash will fill in the remainder of the openings.

Work on the west elevation of the Burnham Building will include new two-over-two sash while retaining the previously bricked-up openings, retaining the wooden loading door, installing HVAC vents through two of the basement windows, replacing fixed metal shutters with new ones and installing a new metal window guard to replace the old one. The west wall of the Hans Lochen & Son garage will feature repaired copings and new fixed wooden garage doors that match the existing.

The east wall was originally a party wall with an adjacent building that was demolished around 1950. The utilitarian façade will remain but will have one new door with fixed transom. An addition will be constructed to house dumpsters along with stairs to the basement and street. A green screen will be built bordering the Riverwalk access path.

The north elevation, second floor, will feature one new window opening and an existing wood door and two wood windows will be replaced in kind. The first story, part of the Hans Lochen and Son garage, will feature a new, narrow, cross shaped “window” filled with glass. Existing metal windows on this elevation will be removed and the openings filled with brick.

**Date issued**

06-19-2015

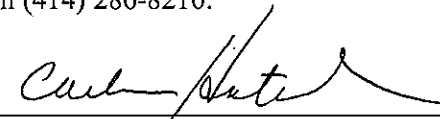
PTS ID 88918 COA

In accordance with the provisions of Section 320-21 (11) and (12) of the Milwaukee Code of Ordinances, the Milwaukee Historic Preservation Commission has issued a certificate of appropriateness for the work listed above. The work was found to be consistent with preservation guidelines. The following conditions apply to this certificate of appropriateness:

All work to be done according to the attached drawings.

All work must be done in a craftsman-like manner, and must be completed within one year of the date this certificate was issued. Staff must approve any changes or additions to this certificate before work begins. Work that is not completed in accordance with this certificate may be subject to correction orders or citations. If you require technical assistance, please contact of the Historic Preservation staff as follows: Carlen Hatala, [carlen.hatala@milwaukee.gov](mailto:carlen.hatala@milwaukee.gov); (414) 28605722; (414) 286-3004 fax.

If permits are required, you are responsible for obtaining them from the Milwaukee Development Center. If you have questions about permit requirements, please consult the Development Center’s web site, [www.milwaukee.gov/build](http://www.milwaukee.gov/build), or call (414) 286-8210.

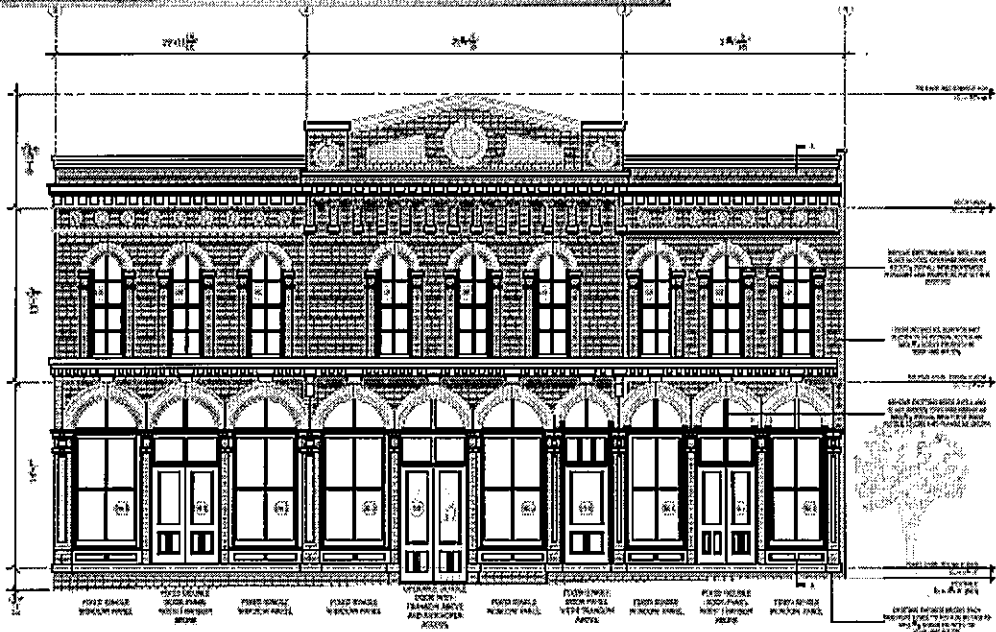


City of Milwaukee Historic Preservation Staff

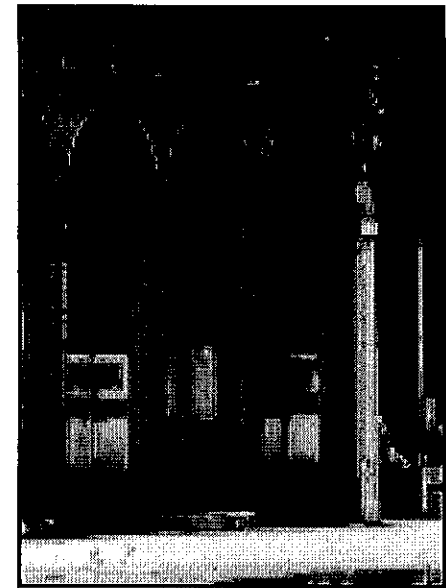
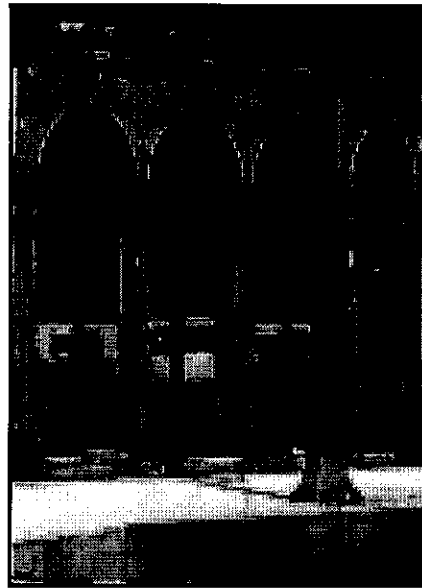
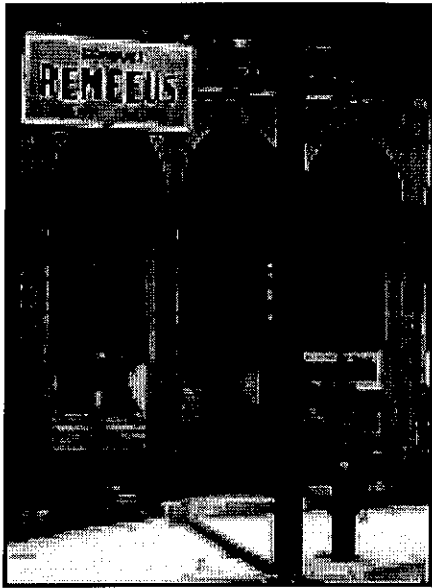
Copies to: Development Center, Ald. Jose Perez, Contractor , Inspector Peter Schwartz (286-2537)



**Current façade at left.  
Proposed façade below.**

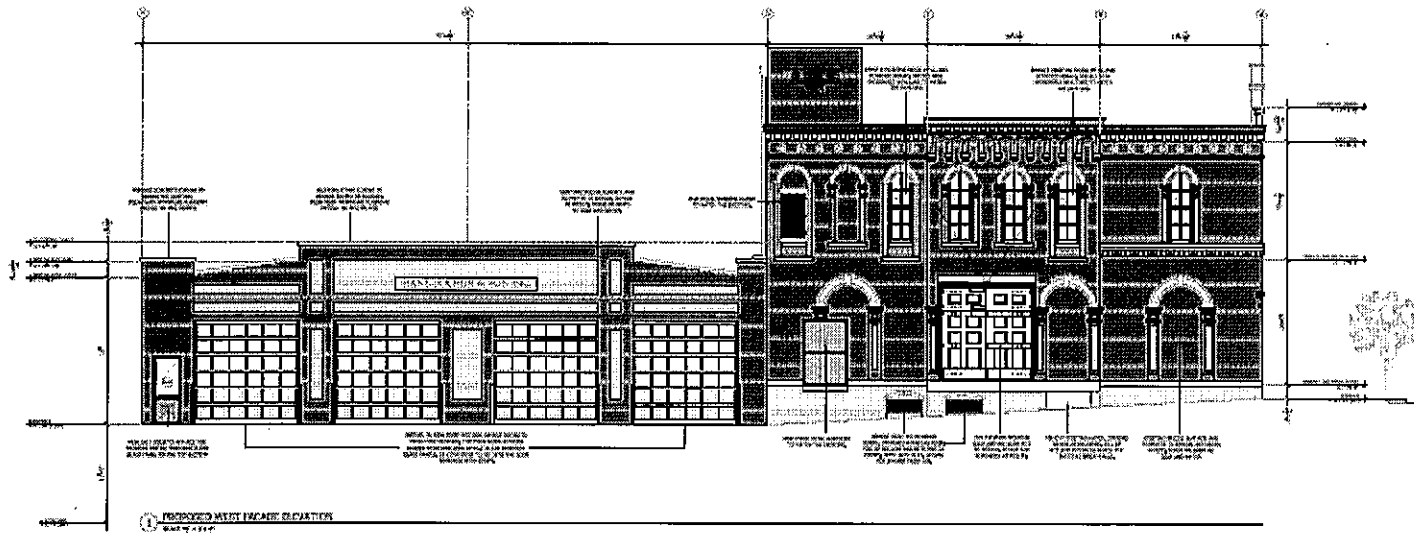


1 PROPOSED SOUTH FACADE ELEVATION  
SCALE: 1/4" = 1'-0"



1938 HISTORIC PHOTO REF. - SOUTH FAÇADE GROUND LEVEL DETAILS

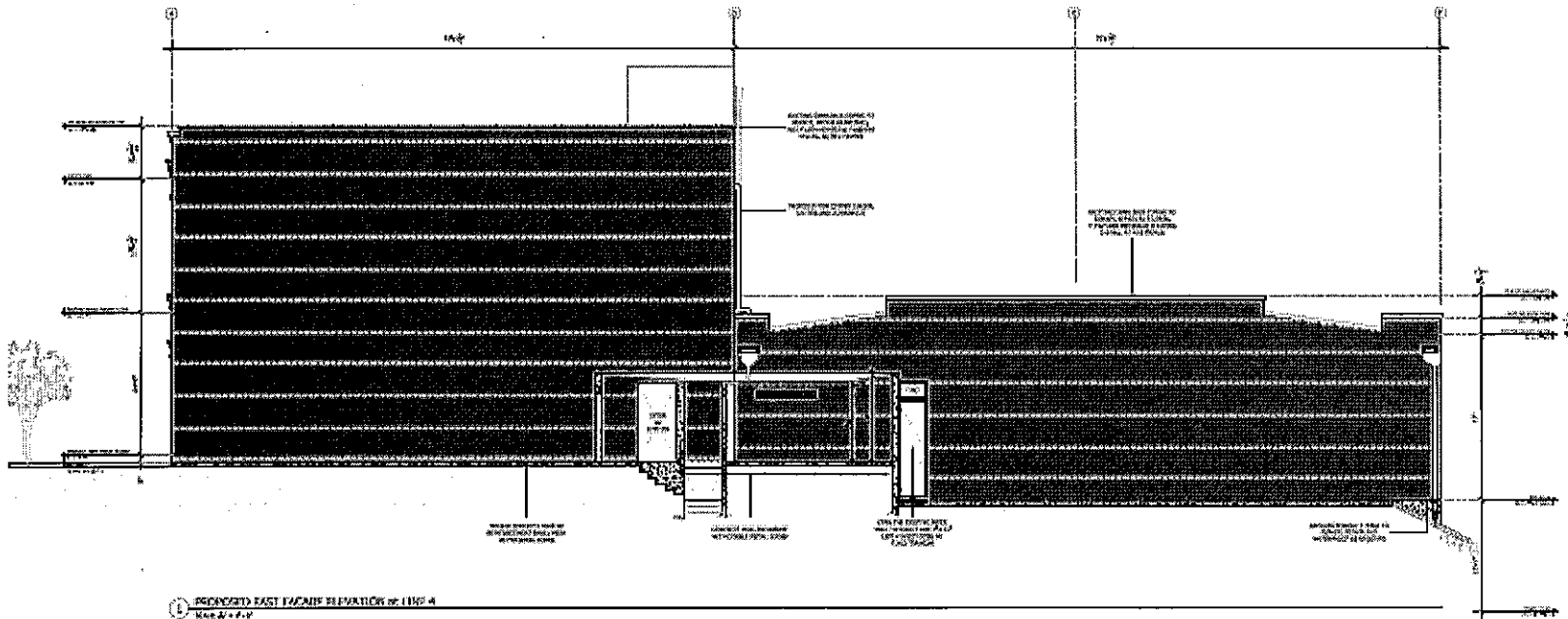
**Restoration of main façade is based on historic photo from 1938**



**Current west façade at lower left.  
Proposed west façade above**



**Current east façade at left.  
Proposed east façade below.**



PROPOSED EAST FACADE ELEVATION OF LINE 4  
Sheet A-1-1



